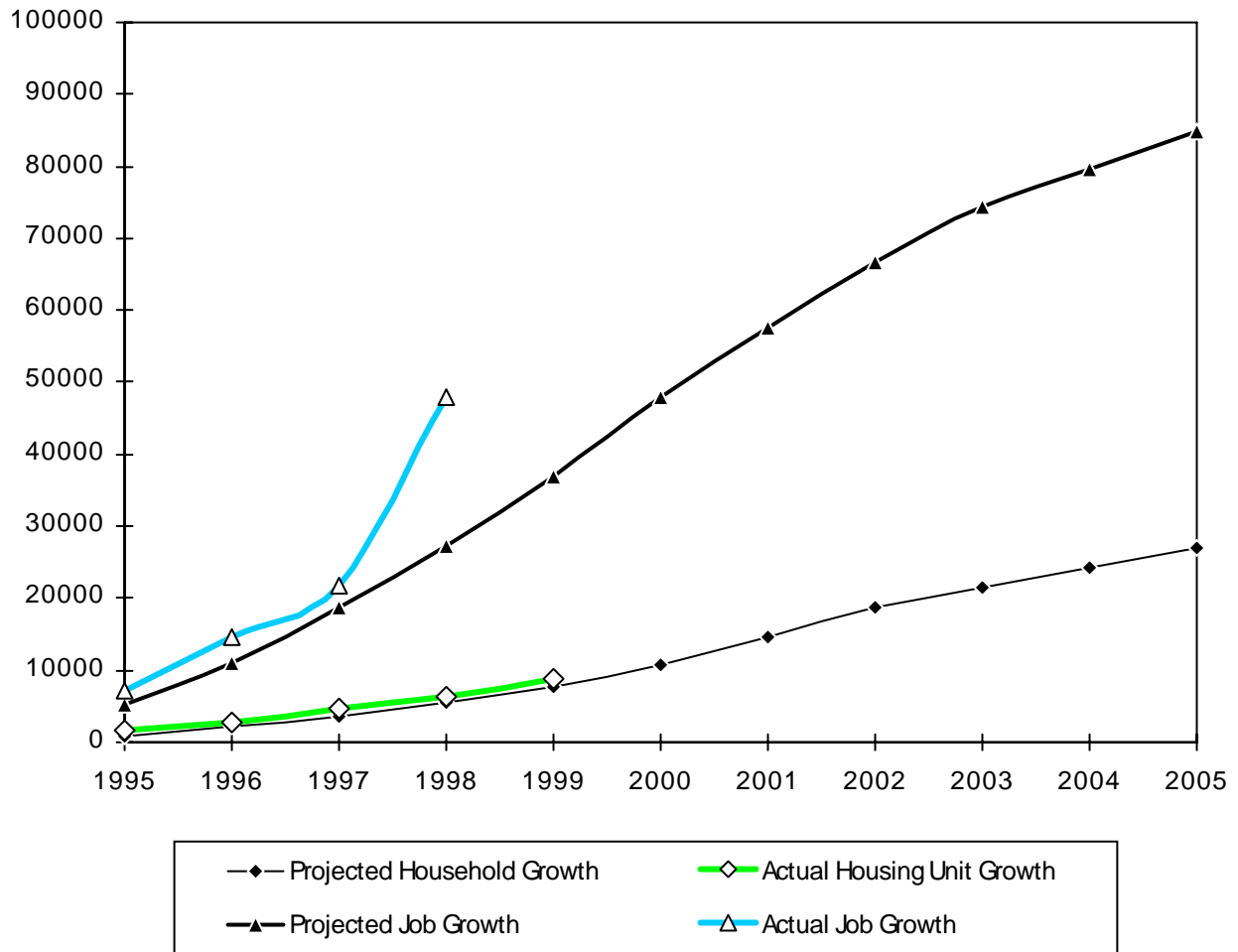


TABLE OF CONTENTS

HOW DOES SEATTLE’S GROWTH COMPARE WITH THE REST OF THE REGION?	1
Seattle’s share of regional job and housing growth is in line with countywide policies.	
EMPLOYMENT GROWTH PATTERNS: HOW AND WHERE ARE WE GROWING?	2
Employment grew by approximately 50,000 jobs between 1995 and 1998 to a total of 468,000 jobs. Job growth was greatest in Downtown, the Duwamish and South Lake Union.	
JOB GROWTH IN URBAN CENTERS AND URBAN VILLAGES	4
Job growth was strongest in the Downtown Commercial Core, the Duwamish and South Lake Union.	
HOUSING GROWTH PATTERNS: HOW AND WHERE ARE WE GROWING?	6
Seattle’s housing supply grew by approximately 10,000 dwelling units since mid-1994, slightly exceeding expectations.	
HOUSING GROWTH IN URBAN CENTERS AND URBAN VILLAGES	8
Strong housing growth occurred in three of five urban centers (Downtown, First Hill/Capitol Hill, and the University District) and approximately ten of 28 urban villages.	
WHAT TYPES OF HOUSING UNITS ARE BEING BUILT?	12
Three quarters of new units are in multifamily buildings in Seattle, but single family housing development continues.	
HOW HAS HOUSING AFFORDABILITY CHANGED IN THE LAST FIVE YEARS?	14
Over the last five years, affordable housing has proven to be a difficult thing to find in Seattle.	
HOW DO JOB GROWTH AND HOUSING GROWTH COMPARE?	16
Over the last five years, both Seattle and the rest of King County have seen job growth outpace the growth in housing units.	
WHERE HAS TRAFFIC CONGESTION CHANGED?	17
Over the last five years, traffic volumes have increased. However, traffic levels at each of the monitoring checkpoints has remained below the target level of service standard.	
WHAT IS HAPPENING IN THE PROPOSED LIGHT RAIL CORRIDOR?	21
Growth has been strong in Downtown Seattle, Northgate, the University District and 1st Hill/Capitol Hill. Growth has been slower along the rest of the proposed route.	
WHERE HAS THE CITY MADE CAPITAL INVESTMENTS SINCE THE COMPREHENSIVE PLAN? ..	23
Maps show locations of major capital projects between 1994 and 1999 and includes voter-approved measures for libraries and community centers.	

Figure 1
City of Seattle Housing and Job Growth



HOW DOES SEATTLE'S GROWTH FIT IN WITH THE REST OF THE REGION?

SUMMARY OF KEY POINTS

- ◆ The 1994 Countywide Planning Policies allocated 24% of new county households and 33% of new covered jobs to Seattle. Seattle's actual job and housing growth through 1999 has been consistent with these projections.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Countywide Planning policies, which guided the development of Seattle's Comprehensive Plan, proposed that 24% of the County's households and 33% of all new jobs be located in Seattle. The City of Seattle accepted more than its share of regional growth in order to protect rural areas from development. Seattle contains five of the County's fourteen Urban Centers, and two of the County's four Manufacturing/Industrial Centers.

WHAT HAS HAPPENED?

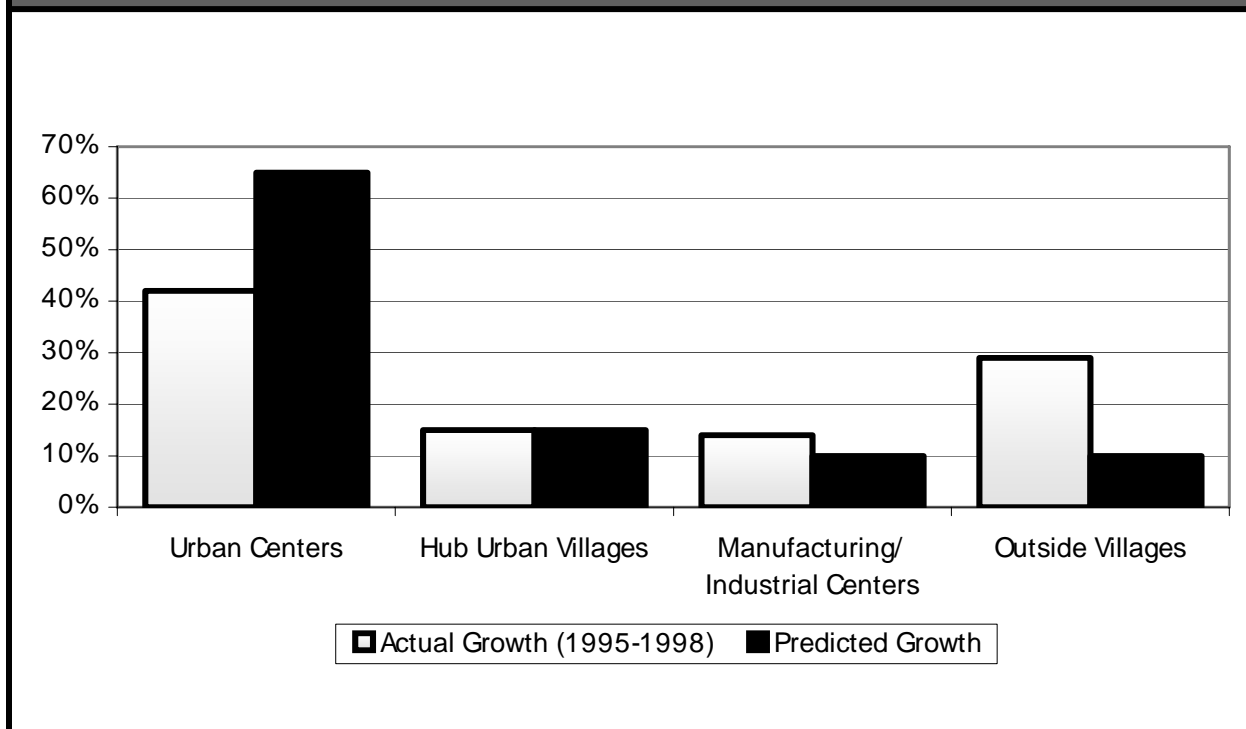
- ◆ 35% of new jobs in the county between 1995 and 1998 were created in Seattle.
- ◆ 24% of the county's new housing units were built in Seattle over the same period.
- ◆ 35% of King County's multifamily units were built within the City of Seattle. Only 10% of the county's single family units were built in the City.
- ◆ As with Seattle, housing growth is lagging behind job growth countywide. Between 1995 and 1998, King County had 42,288 new housing units and 162,516 new jobs.
- ◆ Housing growth has been strong in rural areas, with more than half of the 20-year growth target for rural areas already met.
- ◆ Housing and job growth have been strong on the Eastside.
- ◆ Housing growth has generally been slower in South King County.

EMPLOYMENT GROWTH PATTERNS: HOW AND WHERE ARE WE GROWING

SUMMARY OF KEY POINTS

- ◆ Employment grew by approximately 50,000 new jobs within the city between 1995 and 1998. This exceeded expectations, achieving 34% of the 20-year job target in the first four years of the Comprehensive Plan. Total covered employment in 1998 was approximately 468,000 jobs.
- ◆ Employment growth was greatest in the Downtown Urban Center, Duwamish Manufacturing/Industrial Center, and South Lake Union. Other urban centers and villages experienced modest or slow job growth.
- ◆ Business services (12,000 new jobs) and eating/drinking places-related employment (6,400 new jobs) were the fastest growing employment sectors in Seattle between 1995 and 1998.

Figure 2
Distribution of Job Growth



WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan set a target of 146,600 new jobs in Seattle over 20 years. The City's predictions were that 19% of the City's 20-year employment growth (27,400 new jobs) would occur between 1995 and 1998.
- ◆ The Comprehensive Plan encourages the majority of employment growth to occur in urban centers and hub urban villages.

WHAT HAS HAPPENED?

- ◆ Overall covered employment growth, 1995 to 1998: approximately 50,000 new jobs within the city. This is 34% of the 20-year employment growth target in the Comprehensive Plan.
- ◆ Employment growth was primarily concentrated in Downtown, but also occurred significantly in the Duwamish Manufacturing/Industrial Center and South Lake Union. 42% of new jobs were created in Urban Centers. 14% of the new jobs were created in the City's Manufacturing/Industrial Centers.
- ◆ There was relatively little net employment growth in the University District and First Hill/Capitol Hill urban centers, modest growth in Northgate, and a net decline in employment in the Uptown urban center.
- ◆ Business Services was the fastest growing employment sector (12,000 new jobs) in Seattle between 1995 and 1998. Business Services includes many (although not all) of the high technology firms. Three-quarters of the new jobs in this sector were in Downtown Seattle.
- ◆ Manufacturing is still strong in Seattle, with a 4,000-job increase in manufacturing employment between 1995 and 1998. Most of this increase was in the Transportation Equipment Manufacturing employment sector and occurred in the Duwamish Manufacturing/Industrial Center.

JOB GROWTH IN URBAN CENTERS AND URBAN VILLAGES

SUMMARY OF KEY POINTS

- ◆ Job growth between 1995 and 1998 was strongest in Downtown Seattle, South Lake Union, and the Duwamish Manufacturing/Industrial Center.
- ◆ Except for strong employment growth in the West Seattle Junction, there was notably slower growth in the southeast and southwest sectors of the city.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Plan established employment growth targets for urban centers, manufacturing/industrial centers and hub urban villages. No job growth targets were put in place for residential urban villages.
- ◆ The Plan required monitoring of growth activity to identify rapidly growing and slow-growing urban villages, and determine whether appropriate action should be taken to address identified problems with the amount of growth.

WHAT HAS HAPPENED?

Urban Centers

- ◆ Centers with fastest job growth: Downtown (19,000 new jobs), Northgate (1,497 new jobs).

Urban Villages

- ◆ Four areas achieved major progress toward their employment growth target (South Lake Union, West Seattle Junction, Downtown, and the Duwamish Manufacturing/Industrial Center). South Lake Union exceeded its target by 285 jobs.
- ◆ Additional urban villages with notable commercial growth include the Bitter Lake Village, Pioneer Square, Pike/Pine and Northgate.
- ◆ Two areas had job losses between 1995 and 1998: the Uptown (Lower Queen Anne) Urban Center and Lake City.

Table 1			
Employment Change (1995-1998)			
	Change 1995-1998	Growth Target	% of Growth Target
Urban Centers			
Downtown	19,297	62,700	31%
First Hill/Capitol Hill	434	11,700	4%
Northgate	1,497	9,300	16%
University District	33	8,500	0%
Uptown	-468	3,300	-14%
Hub Urban Villages			
Ballard	141	3,700	4%
Bitter Lake Village	728	2,800	26%
Fremont	19	1,700	1%
Lake City	-98	2,900	-3%
North Rainier	170	3,500	5%
South Lake Union	4,785	4,500	106%
West Seattle Junction	1,955	2,300	85%
Manufacturing/Industrial Centers			
BINMIC	196	3,800	5%
Duwamish	6,567	10,860	60%
Outside Centers and Villages	14,597	N/A	N/A
Total Citywide	49,853	146,600	34%

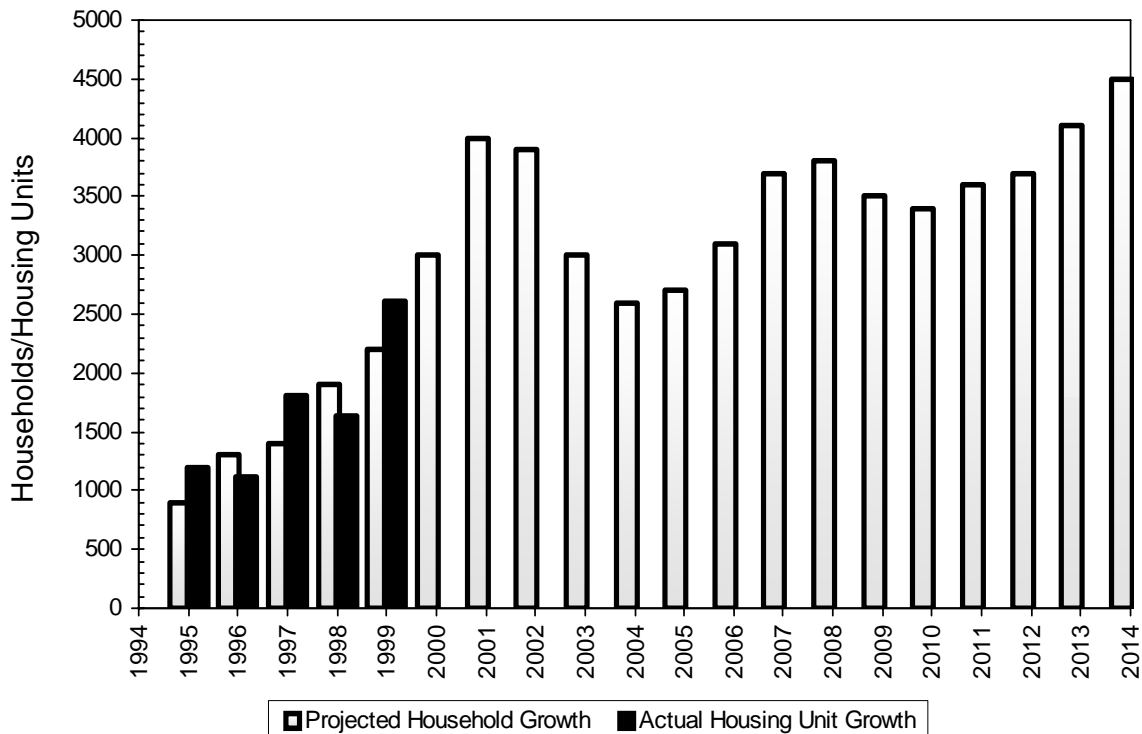
Note: Government and Education employment data were not available for 1998. Any increases or losses in Government or Education jobs between 1995 and 1998 are not reflected in this table.

HOUSING GROWTH PATTERNS: HOW AND WHERE ARE WE GROWING?

SUMMARY OF KEY POINTS

- ◆ Seattle's net housing growth was 8,200 new dwelling units built in the first five years after the Comprehensive Plan was adopted. This slightly exceeds the 7,700 new households predicted in the Comprehensive Plan for the same period. In the 10 months ending in July 2000, an additional 1,950 units were built.
- ◆ The distribution of housing growth (47% to urban centers and 24% to urban villages including recently permitted projects) is close to meeting the goals for concentrating development in urban centers and villages.
- ◆ In order to achieve the 20-year housing target of 50,000-60,000, average annual production will have to be considerably higher in coming years than it has been over the past five.
- ◆ In addition to the 10,000 units built since the Plan was adopted, the City has issued permits for another 6,600 units that have not yet been built.

Figure 3
Annual City of Seattle Housing Growth



WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan encourages the majority of residential growth in urban centers and urban villages. This will help to promote more vibrant, pedestrian-oriented, mixed-use centers of activity while retaining the character of single-family areas.

WHAT HAS HAPPENED?

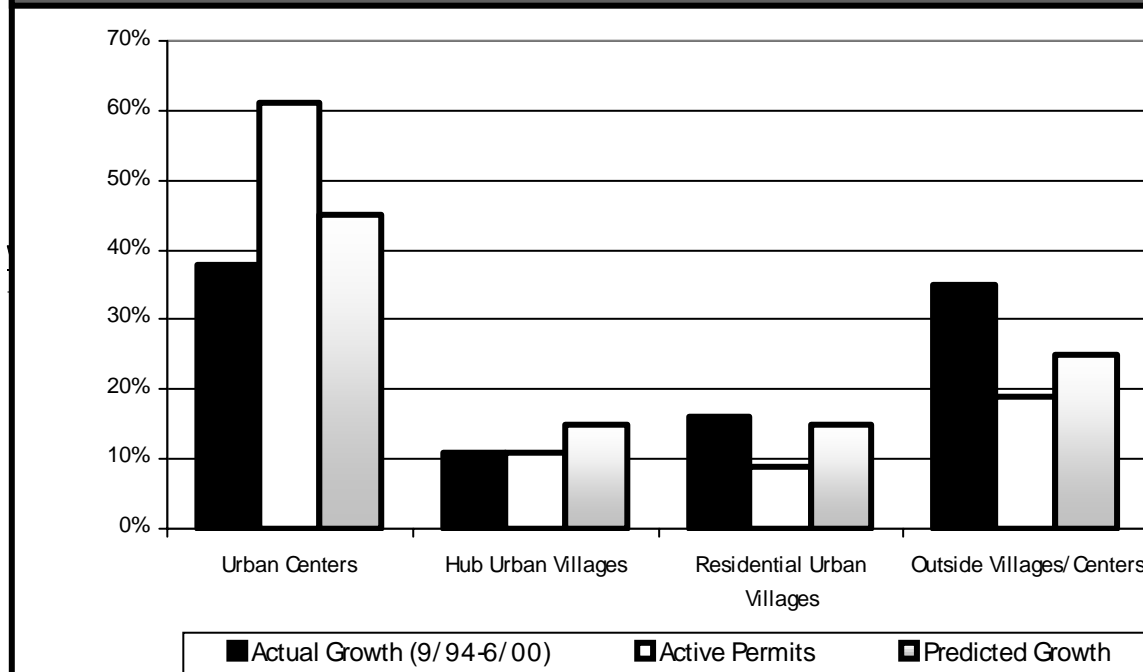
- ◆ The City's housing supply increased by approximately 8,100 new dwelling units within the city between September 1994 and the end of 1999. This is approximately 16 percent of the 20-year household growth goal and consistent with the Comprehensive Plan's assumptions about the pace of growth.
- ◆ 1,950 units were built in the 10 months between September 1999 and June 2000.
- ◆ As of July 2000, there were active permits for approximately 6,600 additional dwelling units, including those currently under construction. 81% of those permits are for buildings in urban centers and villages.
- ◆ Housing unit growth in 1999 was higher than any year since 1991, and was 50% higher than growth in 1994.

HOUSING GROWTH IN URBAN CENTERS AND URBAN VILLAGES

SUMMARY OF KEY POINTS

- ◆ Significant housing growth occurred in the Downtown, First Hill/Capitol Hill, and University Urban Centers, and five urban villages achieved major progress toward their residential growth target. However, there has been relatively slow growth in a majority of urban villages.
- ◆ The recent trend is toward more concentration of housing growth in urban centers and villages.
- ◆ There was notably slower growth in the southeast and southwest sectors of the city.

Figure 4
Distribution of Residential Growth



Urban Villages

- ◆ 11% of units built since the Plan was adopted were located in Hub Urban Villages. 16% were located in Residential Urban Villages. Of the units with active permits 11% are located in hub urban villages and 9% are located in residential urban villages.
- ◆ Five urban villages (Wallingford, 12th Avenue, Commercial Core, Eastlake and Madison-Miller) achieved major progress toward their 20-year residential growth target in the first five years after the Comprehensive Plan. Wallingford exceeded its target by 80 dwelling units.
- ◆ Other urban villages that had notable residential growth include Aurora-Licton, Bitter Lake, Ballard, 23rd Avenue S. @ S. Jackson - Union, and the West Seattle Junction.

- ◆ Many urban villages have made relatively slow progress toward their residential growth targets. The slowest growing villages include Pioneer Square, Columbia City, North Beacon Hill and Westwood-Highland Park.

Trends

- ◆ There is a trend in recently approved development projects toward more centralization of housing growth in urban centers and villages, and less in areas outside villages and centers. 81% of units with active permits are for projects in urban centers and villages. This trend supports the urban village strategy of the Comprehensive Plan.
- ◆ The entire southeast and southwest sectors of the city have experienced notably less housing growth than other portions of the city.
- ◆ Active permits will continue the growth trend in most of the fastest growing villages, and will bolster the relatively low housing growth recorded in the Greenwood/Phinney Ridge, Roosevelt, Lake City, MLK at Holly St., and South Lake Union villages.
- ◆ Along the Sound Transit light rail corridor, the Downtown, First Hill/Capitol Hill, and University District Urban Centers have experienced significant housing growth, but the villages in southeast Seattle and Northgate have not experienced much housing growth

Table 2 Net Housing Unit Growth in Urban Centers				
	Units Built 9/94-6/00	20-Year Growth Target	% growth toward Target	Units in Issued Building Permits
Urban Centers				
Downtown	1,841	14,700	13%	3,023
First Hill/Capitol Hill	1,040	5,540	19%	612
Northgate	173	3,000	6%	11
University District	534	2,110	25%	103
Uptown Queen Anne	301	1,312	23%	150
Hub Urban Villages				
Ballard	179	1,520	12%	184
Bitter Lake Village	261	1,260	21%	0
Fremont	90	750	12%	39
Lake City	77	1,400	5%	382
North Rainier	91	1,200	8%	7
South Lake Union	190	1,700	14%	180
West Seattle Junction	221	1,100	20%	23
Residential Urban Villages				
23 rd Ave. at S. Jackson-Union	200	900	22%	92
Admiral District	46	340	14%	76
Aurora-Licton Springs	261	900	29%	29
Columbia City	21	740	3%	3
Crown Hill	29	310	9%	12
Eastlake	252	380	66%	36
Green Lake	46	400	12%	9
Greenwood/Phinney Ridge	66	350	19%	113

Residential Urban Villages, continued				
Madison-Miller	196	400	49%	75
MLK @ Holly St.*	-104	800	-13%	47
Morgan Junction	33	300	11%	0
North Beacon Hill	36	550	7%	-6
Queen Anne	57	300	19%	25
Rainier Beach	56	740	8%	4
Roosevelt	47	340	12%	42
South Park	48	350	14%	4
Wallingford	279	200	140%	60
Westwood-Highland Park	46	700	7%	-8
Outside Centers and Villages	3,541	N/A	N/A	1,271
Total Citywide	10,154	50,000-60,000	17%-20%	6,598

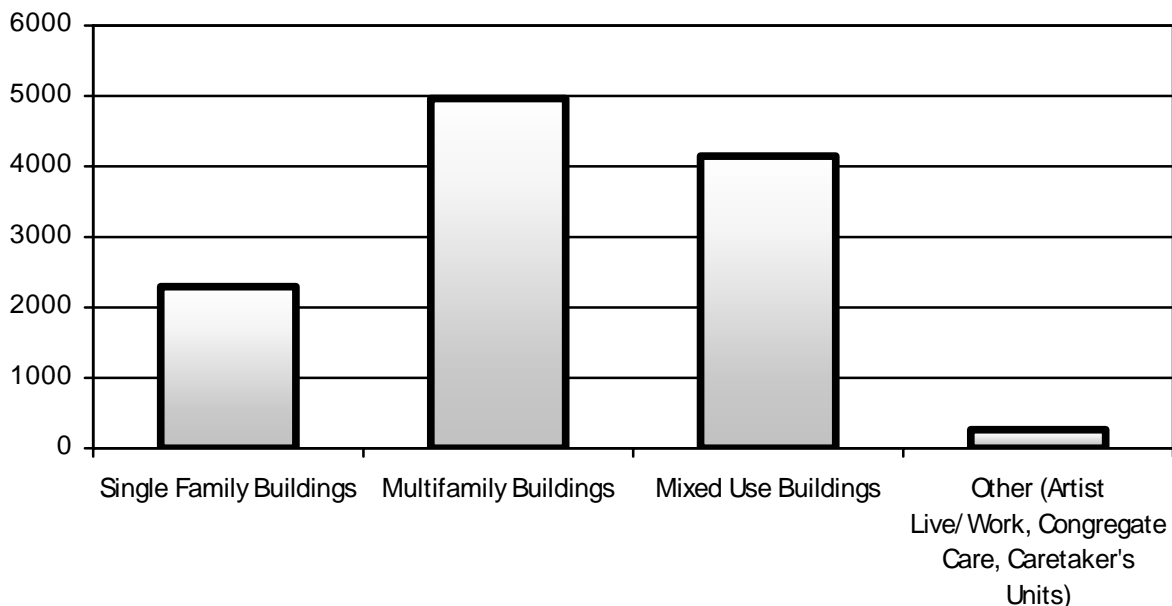
*The numbers for the MLK@ Holly St. village reflect the redevelopment of Holly Park into NewHolly. Approximately 2,000 new dwelling units will ultimately be constructed in NewHolly.

WHAT TYPES OF HOUSING UNITS ARE BEING BUILT?

SUMMARY OF KEY POINTS

- ◆ 80% of units built in Seattle between 1994 and 1999 have been in multifamily buildings.
- ◆ 65% of the units with active permits are in projects with more than fifty units.
- ◆ A third of all residential units built since the Comprehensive Plan was adopted, are in multifamily mixed-use buildings with some commercial space.

Figure 5
New Housing Units by Building Type
9/94 - 6/00

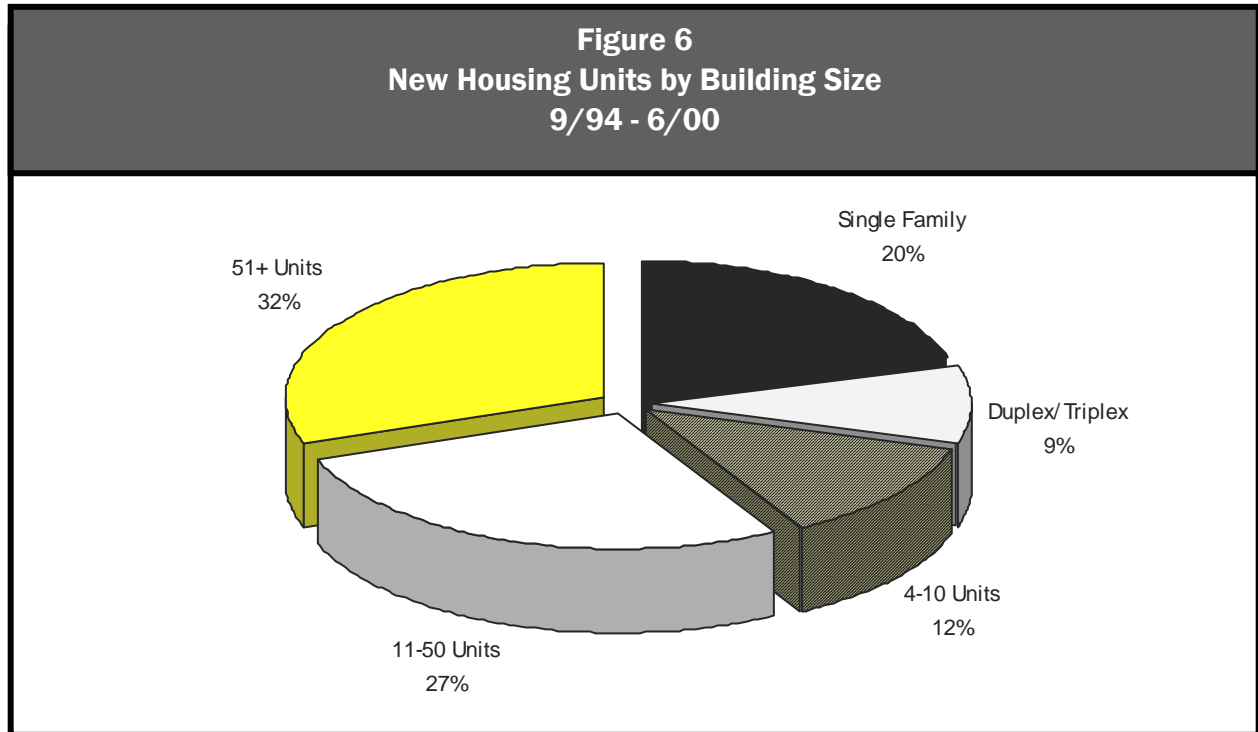


WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan called for a mix of housing types attractive to Seattle's diverse population. Increased opportunities for single family dwellings and ground-related housing types (duplexes, triplexes and other small multifamily buildings where each unit has its own ground-floor entrance) are promoted. Mixed-use neighborhoods where residents have easy access to businesses and services are also encouraged.

WHAT HAS HAPPENED?

- ◆ Almost a third of new housing units (3,700 units) were built in projects with more than 50 units. Two thirds of these units in large projects were in mixed-use structures with some commercial space.



- ◆ Another quarter of new units (3,200 units) have been built in projects with between 11 and 50 units. Half of these new buildings were mixed-use and the other half were residential-only.
- ◆ Single family houses and accessory dwelling units in single family houses account for the bulk of new residential permit activity, and contributed about a fifth of new units (2,300 new units).
- ◆ Two thirds of units in active permits are in large (more than 50 dwelling unit) multifamily projects. These large projects are mainly in Downtown Seattle and First Hill/Capitol Hill. Except for two projects (a dorm at Seattle Pacific University and a project at the north end of Lake City) these projects will all be within urban centers and villages.

HOW HAS HOUSING AFFORDABILITY CHANGED?

SUMMARY OF KEY POINTS

- ◆ In Seattle, the median sales price of single family homes and condominiums is up between 40 and 50 percent between 1995 and 1999.
- ◆ The cost of the average rent in Seattle has increased 26% citywide and as much as 40% in some neighborhoods.
- ◆ Despite the success of housing programs directed at lower income populations, the demand for low-income housing continues to exceed supply.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan supports: accommodating growth and maintaining housing affordability; encouraging housing diversity and quality, and providing for housing affordable to low income households.

WHAT HAS HAPPENED?

What has happened to housing rents and prices?

- ◆ In Seattle, the median sales price of a single family home increased by 50% from \$160,000 in 1995 to \$240,000 in 1999, and the median sales price for condominiums increased by 43% from \$123,000 to \$175,000 over the same five year period.
- ◆ In the last year alone, the median sales price for both condominiums and single family units for all of King County increased by 11% to \$222,625.
- ◆ Citywide, average rents for all units increased by 26% from \$599 in 1995 to \$756 in 1999.
- ◆ For Downtown only, average rents increased by 40% from \$662 in 1995 to \$928 in 1999 (for all units). For Capitol Hill/Eastlake, average rents increased by 28%; in West Seattle, rents increased by 23%.

What has Happened to Incomes?

- ◆ According to the U.S. Department of Housing and Urban Development, median family income has increased by 24% from \$52,800 to \$65,800 in the Seattle Metropolitan Area.

What does this mean for affordability?

SALES

- ◆ For a moderate-income household (\$25,000 - \$40,000/year) in Seattle, only about 7% of single family home sales were affordable (for the period 4/98 – 3/99).
- ◆ In Downtown, 60% of condominium sales were affordable only to households earning above 120% of median income.

RENTALS

- ◆ In 1999, 34% of non-subsidized rental units in Seattle were affordable to households earning 30 – 50% of median income, and 58% of rental units were affordable at 50 – 80 % of median income.
- ◆ The minimum annual income needed to afford the average rent (for all units) in 1995 was \$23,940 and for 1999, \$30,192.

LOW-INCOME NEED

- ◆ Approximately 24% of all households in Seattle earn below 50% of median income (i.e., \$26,300 for a 2-person household in 1999). This translates into a demand for approximately 58,000 housing units affordable to very low-income households.
- ◆ Only a third of this demand is being met by publicly assisted housing now available in Seattle.
- ◆ For the remainder of the demand for low-income housing (nearly 40,000 households), less than 1% of all single family sales have been affordable.
- ◆ Low-income households unable to find affordable housing have few choices but to: (1) contribute more of their monthly paycheck to housing costs; (2) resort to overcrowded or otherwise inappropriate living conditions; or (3) live in areas outside of Seattle where housing costs are less, but commute distances often greater.

HOW DO JOB GROWTH AND HOUSING GROWTH COMPARE?

SUMMARY OF KEY POINTS

- ◆ Job growth over the last five years has been very strong, with the growth of covered jobs between 1995 and 1998 exceeding the City's projections.
- ◆ The growth in housing units in the City has been on target with the City's projections. This trend of higher employment growth relative to housing growth has been a countywide phenomenon.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan acknowledged that job growth in Seattle was likely to be stronger than housing growth. Seattle's growth targets projected an increase of close to 150,000 jobs over the 20 years from 1994 through 2014. Over the same period, the City set a target of 50,000 to 60,000 new households.

WHAT HAS HAPPENED?

- ◆ Between 1995 and 1998, the City met a third of its 20-year growth target for jobs. This growth was 50% more than the City expected in these years.
- ◆ Housing growth has kept pace with City projections.
- ◆ Both employment and housing growth have been strongest in Downtown Seattle.
- ◆ Housing growth was also very strong in the First Hill/Capitol Hill Urban Center, to the east of Downtown Seattle. Almost half of the units in building permits issued by the City are located in Downtown Seattle.
- ◆ In addition to Downtown, job growth was strong in the South Lake Union area and the Duwamish Manufacturing/Industrial Center.
- ◆ In many jurisdictions, housing growth has lagged behind job growth. This has been true across King County and is not a Seattle-specific trend.
- ◆ Job growth in Seattle's core is taking advantage of Seattle's role as the region's transportation hub.
- ◆ In the past, housing growth has tended to lag behind job growth. Increases in employment tend to come in spurts, while housing tends to increase steadily.

WHERE HAS TRAFFIC CONGESTION CHANGED?

SUMMARY OF KEY POINTS

- ◆ The total volume of traffic entering and exiting the city on a daily basis increased by 10 percent since 1994 to 578,000 vehicles.
- ◆ The number of trips leaving the city limits during the morning peak hour increased by 4,300 (15%) compared to an increase of 2,600 trips (5%) entering the City. This indicates a growth in the number of city residents who work outside the city, although the overall commute pattern is still dominated by trips into the city.
- ◆ Approximately 235,000 vehicle trips per day enter and exit the central business district (the area bounded by Lenora Street to the north, Boren Avenue and Interstate 5 to the east, South Jackson Street to the south and Elliott Bay to the west). There was an 8% increase in inbound trips (1,680 trips) during the a.m. peak hour. The number of outbound trips increased by 7% (780 trips). The higher number of new inbound trips reflects the increase in employment in the downtown area.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan established a system of screenlines to monitor traffic growth and gauge the overall performance of the City's transportation system. A screenline is an imaginary line across a group of arterial streets where traffic volumes are monitored and where roadway capacity is estimated.
- ◆ The ratio of the amount of traffic (volume) to space in the roadway (capacity) along the screenline indicates the level of service. Level of service standards are set at 1.0 or 1.2 (volume/capacity, or v/c), depending on the location and capacity restraints of the screenline. When the v/c on a screenline approaches the standard, the Comprehensive Plan directs the City to pursue strategies to reduce vehicular demand or increase the operating capacity across the screenline.

WHAT HAS HAPPENED?

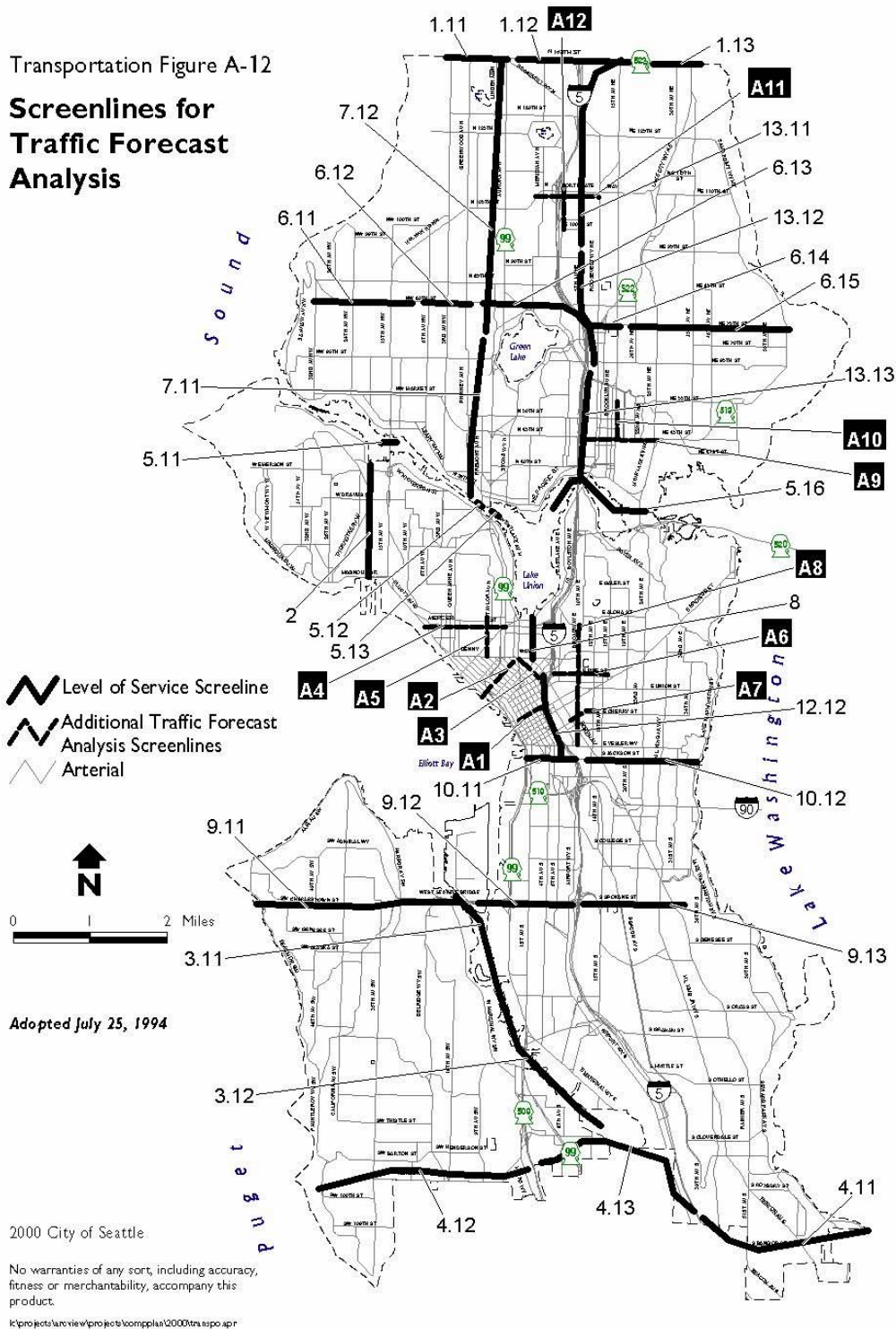
- ◆ From 1994 to 1999, the v/c on all screenlines remained below the level of service standard.
- ◆ The PM peak hour volume on screenline 4.11 (South City Limit from Martin Luther King Jr. Way to Rainier Avenue South) increased by 18 percent between 1994 and 1999. However, the v/c on this screenline is below 0.5 which means demand is well below the available capacity.
- ◆ The growth in PM peak hour volumes on other screenlines range from 0 to 10 percent, with some screenlines experiencing decreases in volumes, between 1994 and 1999 on some screenlines. Screenlines with relatively high percentage increases in volumes generally have low v/c, and do not appear to be in danger of reaching the level of service standard.

Table 3
1999 Peak Hour Screenline Volume-To-Capacity Ratios

Screenline Number	Screenline Location	Direction	V/C Ratio				LOS Standard
			AM		PM		
			1994	1999	1994	1999	
1.11	North City Limit	NB	0.34	0.34	0.85	0.82	1.20
	3rd Ave NW to Aurora Ave N	SB	0.64	0.63	0.51	0.50	
1.12	North City Limit	NB	0.32	0.32	0.80	0.68	1.20
	Meridian Ave N to 15th Ave NE	SB	0.68	0.71	0.39	0.38	
1.13	North City Limit	NB	0.34	0.41	0.81	0.84	1.20
	30th Ave NE to Lake City Way NE	SB	0.88	0.89	0.50	0.54	
2	Magnolia	EB	0.55	0.56	0.47	0.48	1.00
		WB	0.31	0.33	0.63	0.60	
3.11	Duwamish River	EB	0.65	0.72	0.40	0.41	1.20
	West Seattle Fwy and Spokane St	WB	0.26	0.29	0.70	0.76	
3.12	Duwamish River	NB	0.80	0.73	0.90	0.42	1.20
	1st Ave S and 16th Ave S	SB	0.81	0.36	0.87	0.72	
4.11	South City Limit	NB	0.29	0.36	0.33	0.35	1.00
	ML King Jr Way to Rainier Ave S	SB	0.22	0.25	0.40	0.47	
4.12	South City Limit	NB	0.28	0.29	0.28	0.31	1.00
	Marine Dr SW to Meyers Way S	SB	0.18	0.20	0.36	0.39	
4.13	South City Limit	NB	0.47	0.53	0.37	0.38	1.00
	SR 99 to Airport Way S	SB	0.28	0.32	0.44	0.44	
5.11	Ship Canal	NB	0.42	0.48	1.02	1.03	1.20
	Ballard Bridge	SB	0.91	0.97	0.57	0.60	
5.12	Ship Canal	NB	0.44	0.53	0.92	0.99	1.20
	Fremont Bridge	SB	0.76	0.73	0.61	0.64	
5.13	Ship Canal	NB	0.43	0.47	1.02	0.98	1.20
	Aurora Ave N	SB	0.94	0.97	0.63	0.65	
5.16	Ship Canal	NB	0.78	0.72	0.96	0.94	1.20
	University and Montlake Bridges	SB	0.89	0.89	0.85	0.89	
6.11	South of NW 80th St	NB	0.17	0.19	0.42	0.43	1.00
	Seaview Ave NW to 15th Ave NW	SB	0.39	0.40	0.26	0.28	
6.12	South of N(W) 80th St	NB	0.20	0.22	0.46	0.48	1.00
	8th Ave NW to Greenwood Ave N	SB	0.32	0.39	0.29	0.31	
6.13	South of N(E) 80th St	NB	0.19	0.20	0.43	0.43	1.00
	Linden Ave N to 1st Ave NE	SB	0.39	0.39	0.27	0.30	
6.14	South of NE 80th St	NB	0.22	0.25	0.67	0.65	1.00
	5th Ave NE to 15th Ave NE	SB	0.72	0.62	0.33	0.36	
6.15	South of NE 80th St	NB	0.21	0.22	0.45	0.47	1.00
	20th Ave NE to Sand Point Way NE	SB	0.44	0.50	0.31	0.33	
7.11	West of Aurora Ave	EB	0.53	0.57	0.43	0.46	1.00
	Fremont Pl N to N 65th St	WB	0.32	0.32	0.62	0.60	
7.12	West of Aurora Ave	EB	0.42	0.40	0.41	0.42	1.00
	N 80th St to N 145th St	WB	0.28	0.29	0.53	0.50	
8	South of Lake Union	EB	0.51	0.53	0.85	0.81	1.20
		WB	0.90	0.92	0.88	0.92	
9.11	South of Spokane St	NB	0.43	0.41	0.33	0.33	1.00
	Beach Dr SW to W Marginal Way SW	SB	0.24	0.27	0.50	0.50	
9.12	South of Spokane St	NB	0.50	0.64	0.46	0.51	1.00
	E Marginal Way S to Airport Way S	SB	0.32	0.38	0.57	0.62	
9.13	South of Spokane St	NB	0.47	0.61	0.54	0.54	1.00
	15th Ave S to Rainier Ave S	SB	0.31	0.33	0.63	0.63	
10.11	South of S Jackson St	NB	0.56	0.64	0.58	0.61	1.00
	Alaskan Way S to 4th Ave S	SB	0.44	0.50	0.64	0.66	
10.12	South of S Jackson St	NB	0.53	0.59	0.48	0.46	1.00
	12th Ave S to Lakeside Ave S	SB	0.27	0.28	0.64	0.62	
12.12	East of CBD	EB	0.34	0.37	0.55	0.55	1.20
		WB	0.81	0.85	0.58	0.64	
13.11	East of I-5	EB	0.37	0.38	0.74	0.66	1.00
	NE Northgate Way to NE 145th St	WB	0.52	0.48	0.52	0.52	
13.12	East of I-5	EB	0.28	0.27	0.41	0.42	1.00
	NE 65th St to NE 80th St	WB	0.35	0.38	0.37	0.39	
13.13	East of I-5	EB	0.64	0.61	0.63	0.58	1.00
	NE Pacific St to NE Ravenna Blvd	WB	0.37	0.39	0.71	0.70	

Transportation Figure A-12

Screenlines for Traffic Forecast Analysis



- ◆ The v/c ratios on the ship canal screenlines are near 1.0 (the level of service standard is 1.2.) Traffic volumes have changed gradually over a number of years and the City will continue to monitor this closely.
- ◆ The only significant capacity increase on a screenline is the First Avenue South Bridge across the Duwamish River. Bridge improvements led to increased capacity which resulted in a decrease in the v/c from 0.90 in 1994 to 0.42 in 1999 despite a 10 percent increase in volumes.

WHAT IS HAPPENING IN THE PROPOSED LIGHT RAIL CORRIDOR?

SUMMARY OF KEY POINTS

- ◆ The Downtown, First Hill/Capitol Hill, and University District Urban Centers have experienced significant housing growth, but the villages in southeast Seattle and Northgate have not experienced much housing growth.
- ◆ Employment growth between 1995 and 1998 occurred in most urban centers and villages along the light rail corridor, although there were slight declines in First Hill and in the University business district.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan supports: development of an integrated, multi-modal regional transportation system including rail, buses and other modes; accessibility of urban centers and hub urban villages to regional high-capacity (rail) transportation systems; and transit-oriented development at prospective rail stations that would help integrate the station areas into the existing communities.
- ◆ The presence of light rail is expected to increase public and private investment in housing and employment opportunities around stations.

WHAT HAS HAPPENED?

- ◆ The Downtown, First Hill/Capitol Hill and University District Urban Centers have experienced significant housing growth since the Comprehensive Plan was adopted, predominantly in multifamily developments.
- ◆ The Columbia City and Rainier Beach urban villages have experienced limited housing growth in the last five years. New housing units in Columbia City and Rainier Beach villages have predominantly been in single-family construction.
- ◆ Growth in Roosevelt was very slow for the first five years after the Comprehensive Plan was adopted, but has picked up with two new multifamily buildings.
- ◆ Due to the redevelopment of Holly Park as NewHolly, more than 400 dwelling units were demolished but not all of the replacement homes have been constructed. Thus, this village had a net loss of 102 dwelling units since the Comprehensive Plan was adopted. Approximately 2,000 new dwelling units (public and market rate housing) will ultimately be constructed in NewHolly.

- ◆ Pioneer Square had limited multifamily growth. North Rainier had moderate housing growth (mostly single-family units), and the Chinatown-International District had a small increase in new units. Based on issued building permits the Chinatown/International District will see significant new growth, but the rate of residential growth in Pioneer Square and North Rainier will continue to be slow compared to their growth targets.
- ◆ Employment increased in most urban centers and hub urban villages from 1995-1998. Employment declined slightly in the University District business district and First Hill urban villages but increased notably in the MLK at Holly St. village.
- ◆ These growth patterns indicate that urban center areas are becoming denser, which will better support regional transit use, but that urban villages in southeast Seattle are not yet attracting much new multifamily or mixed-use development.

WHERE HAS THE CITY MADE MAJOR CAPITAL INVESTMENTS SINCE ADOPTING THE COMPREHENSIVE PLAN?

SUMMARY OF KEY POINTS

- ◆ The City has made a number of capital investments in areas within and outside of urban villages.
- ◆ Major City levies approved by voters have focused investment on projects primarily within and just outside of urban villages.

WHAT DID THE COMPREHENSIVE PLAN SAY?

- ◆ The Comprehensive Plan called for capital facilities investments that will serve the most pressing needs of the greatest number of Seattle citizens. It encourages the location of new community-based capital facilities in urban village areas.

WHAT HAS HAPPENED?

- ◆ The following map shows the location of City capital investments which resulted in an expansion of service which were completed between 1994 and 1999.
- ◆ In 1998 and 1999, City residents passed levies to fund the following new or expanded public facilities:

New or Expanded Libraries

Completed 1994-1999

- ◆ Holly Park Library
- ◆ Wallingford-Wilmot Library

Planned or Underway

- ◆ Ballard Library*
- ◆ Beacon Hill Library*
- ◆ Broadview Library
- ◆ Central Library
- ◆ Columbia Library
- ◆ Delridge Library
- ◆ Douglas-Truth Library
- ◆ Fremont Library
- ◆ Greenwood Library*
- ◆ Henry Library
- ◆ High Point Library
- ◆ International District
- ◆ Lake City Library
- ◆ Montlake Library*
- ◆ North East Library
- ◆ Northgate Library*
- ◆ Rainier Beach Library
- ◆ Southwest Library
- ◆ West Seattle Library

*Siting of this facility has not yet been completed.

New or Expanded Community Centers

Planned or Underway

- ◆ Ballard Civic Center
- ◆ Belltown Center*
- ◆ High Point Community Center
- ◆ International District Community Center
- ◆ Jefferson Park Community Center
- ◆ Lake City Civic Core
- ◆ Northgate Community Center*
- ◆ Sand Point Community Center*
- ◆ Seattle Center Improvements
- ◆ Southwest Community Center
- ◆ Van Asselt Community Center
- ◆ Yesler Community Center

*Siting of this facility has not yet been completed.

Figure 8

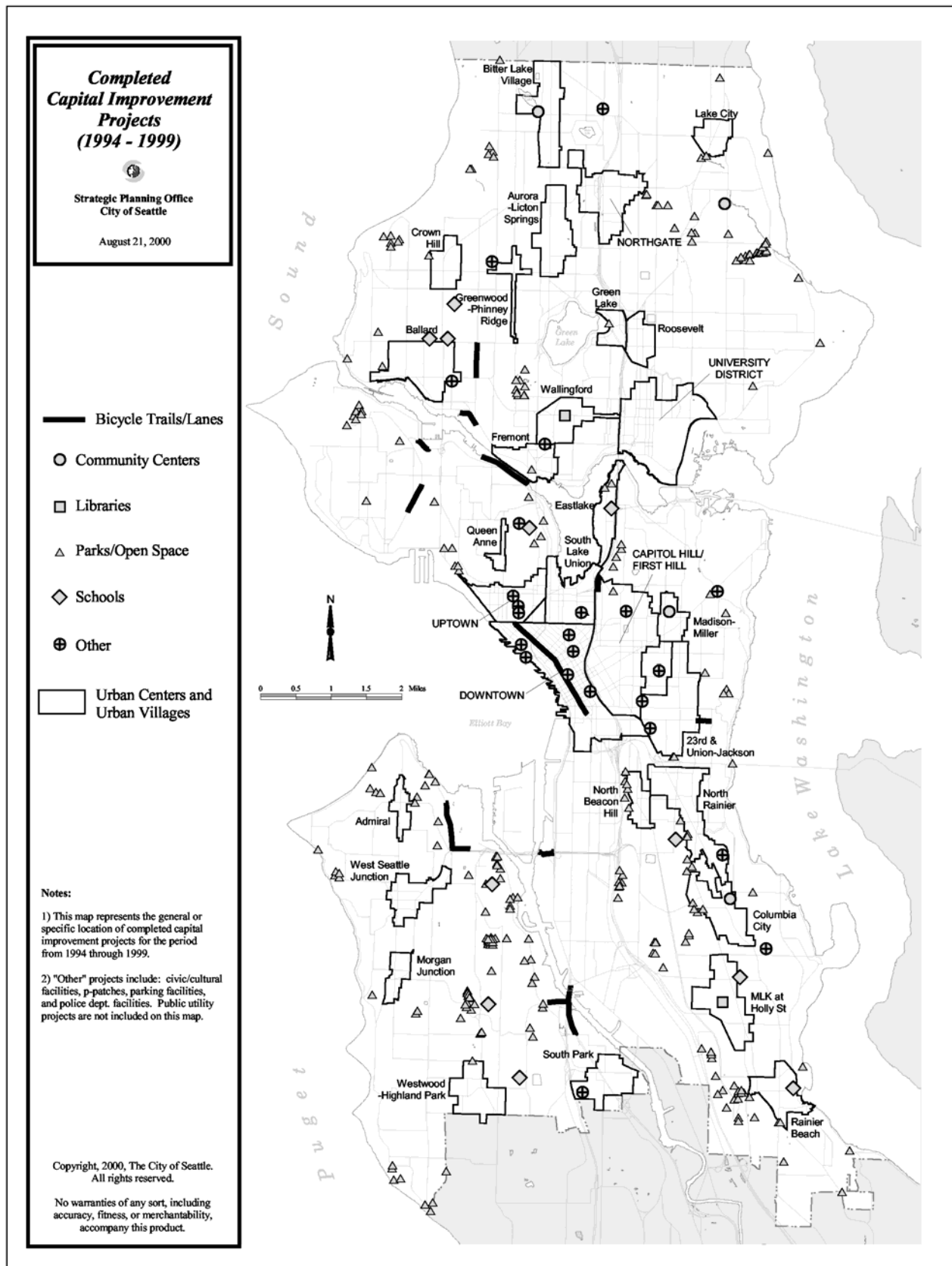


Figure 9

